

**WEST VALLEY CITY
PLANNING COMMISSION
MINUTES**

April 9, 2014

The meeting was called to order at 4:05 p.m. by Chairman Phil Conder at 3600 Constitution Blvd., West Valley City, Utah

WEST VALLEY CITY PLANNING COMMISSION MEMBERS

Brent Fuller, Terri Mills, Phil Conder, Clover Meaders, and Latai Tupou

ABSENT

Harold Woodruff and Jack Matheson

WEST VALLEY CITY PLANNING DIVISION STAFF

Steve Pastorik, Steve Lehman, Jody Knapp, Kevin Despain, and Nichole Camac

AUDIENCE

Approximately nine (9) people were in the audience

SUBDIVISION APPLICATIONS

S-1-2014

Moulton Farms Subdivision Phase 2 – Final Plat

4400 South 3600 West

R-1-8 Zone

11 Lots – 1 Parcel

3 Acres

BACKGROUND

Mr. Randy Moore, is requesting final plat approval for the second phase of the Moulton Farms Subdivision. The subject property is located at 4400 South 3600 West and was recently rezoned from the agricultural zone to the R-1-8 zone. The Planning Commission granted preliminary approval in January 2014.

STAFF/AGENCY CONCERNS:

Fire Department:

- Fire hydrants to be installed in accordance with the Uniform Fire Code.

Granger Hunter Improvement District:

- Project will need to run availability for water, sewer and fire protection.
- Subject to design and review inspections.

Utility Agencies:

- Subject to all standard easement locations.

Public Works:

- Authorization required of ditch/water users for any abandonment, relocation, piping or any other modifications to existing ditches or irrigation structures.
- Revisions to plat are required.
- Improvements to 4400 South will be required.
- 44-foot right-of-way will be allowed for new cul-de-sac.
- Follow recommendations outlined in the soils report.

Building Inspections:

- Follow recommendations outlined in the soils report.

ISSUES:

- Mr. Moore has submitted the final plat for the second phase of the Moulton Farms Subdivision. The subdivision will consist of 11 lots and 1 parcel. The Moulton family will retain the parcel for the time being. It will be platted with sufficient width and depth so that it can be subdivided in the future. Lot sizes range from 8,980 to 10,654 square feet. The average lot size in the subdivision has been calculated at 9,500 square feet.

- Access to the subdivision will be gained from 4400 South and 3600 West. The new road servicing the 11 lots will be a single cul-de-sac. The length of the cul-de-sac will be approximately 500 feet. Street improvements for the new right-of-way will consist of curb, gutter, sidewalk and asphalt. Due to the limited width of the subdivision, the City will allow a smaller right-of-way to help with shallow lot depth.
- As a condition of approval during preliminary review, a soils report has been provided. This report indicates that groundwater was not encountered to a depth of 9 feet. The report indicates that while water conditions may fluctuate over time, it is not anticipated that groundwater would be an impact in the proposed development.
- During the rezoning process, a development agreement was reviewed and approved by the Planning Commission and City Council. Here are some of the highlights of this agreement:
 - All homes will be constructed of 100% masonry materials.
 - 25% of all homes in the subdivision will have a 3rd car garage.
 - The minimum dwelling size will be 1500 square feet.
 - The single family point system will be increased for homes with less than 1600 s.f.
 - Various improvements, clean-up and repairs will be made to the existing dwelling at the corner of 4400 South 3600 West.
- During the preliminary plat review, concerns were expressed by the property owner to the south related to the irrigation water. More specifically, the tail water exiting his property will need to be taken care of with this development. Mr. Moore has been meeting with the property owner and has submitted plans that will take into account the necessity of handling this water. The preliminary plat indicated a rather indirect method to take this water out to 3600 West. However, the applicants engineer and the City Engineering Division have come up with a solution that will collect the tailwater at the southwest corner of lot 206 and pipe it through an irrigation easement northward into Moulton Circle. This will avoid multiple easements and irrigation structures. A 15-foot irrigation easement will be placed on the west side of lot 206 to accomplish this proposal.

STAFF ALTERNATIVES:

- A. Grant final subdivision approval for the Moulton Farms Phase 2 Subdivision subject to the following conditions:
1. That compliance be made with Granger Hunter Improvement District regarding water line extensions, sewer connections and fire protection.
 2. That the subdivision name and interior street name be approved by Salt Lake County.
 3. That recommendations outlined in the soils report be followed.
 4. That public improvements regarding curb, gutter, and sidewalk be reviewed and approved by the Public Works Department.
 5. That all matters pertaining to the existing irrigation system be implemented as outlined in the analysis.

6. That the developer resolve all staff and agency concerns.
 7. That the subdivision be guided by the development agreement approved as part of the rezoning of this property.
- B. Continuation to address issues raised during the public hearing.

Applicant:

Randy Moore
9691 Granite Woods Cir.

Discussion: Steve Lehman presented the application. Terri Mills asked what the width of the irrigation easement is. Steve replied 15 feet. Commissioner Mills asked if property owners will be able to landscape and build structures over the easement. Steve replied that there will likely be notes on the plat that specify this but indicated that landscaping would be allowed but requests to build structures would likely be denied by Public Works. Randy Moore, the applicant, indicated that the easement isn't a concern. He stated that homeowners can landscape over the easement but simply can't build anything that requires a foundation. He stated that the lots are large and there is plenty of space for accessory structures.

Motion: Commissioner Fuller moved for approval subject to the 7 staff conditions.

Commissioner Tupou seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Meaders	Yes
Commissioner Mills	Yes
Commissioner Tupou	Yes
Chairman Conder	Yes

Unanimous-S-1-2014- Approved

S-6-2014

PVA II Subdivision

4205 West 3550 South

R-4 Zone

1 Lot

BACKGROUND

Mr. Shane Evertsen, is requesting preliminary and final plat approval for the PVA II Subdivision. The subject property is located at approximately 4205 West 3550 South. The proposed subdivision, along with the partial dedication of 4200 West was a condition of approval regarding the PVA II Conditional Use granted by the Planning Commission in May 2013.

STAFF/AGENCY CONCERNS:

Fire Department:

Fire hydrants to be installed in accordance with the Uniform Fire Code.

Granger Hunter Improvement District:

Project will need to run availability for water, sewer and fire protection.
Subject to design and review inspections.

Public Works:

Authorization required of ditch/water users for any abandonment, relocation, piping or any other modifications to existing ditches or irrigation structures. Easements will be required for irrigation and storm water uses.

Revisions to plat are required.

Street improvements for the new cul-de-sac will need to be coordinated with Public Works.

ISSUES:

During the Planning Commissions review of the PVA II apartment project, a condition of approval was attached that required the applicant to submit a subdivision plat. Condition #2 reads:

A subdivision plat shall be recorded showing the street dedication and acquisition of the SU Corporation property before the issuance of a building permit. The plat shall indicate an irrigation line easement along the south portion of the property.

Mr. Evertsen is now ready to proceed with the subdivision condition as outlined by the Planning Commission.

The subject property is presently vacant. It is bordered on the east by both the Ken Garff auto dealership and residential housing. Residential housing also exists on the south and west sides of the property with the Pine Valley apartments to the north.

The subdivision will consist of 1 lot and a partial street dedication of 4200 West. In addition, various easements for irrigation and storm water purposes will be located on the plat. The location of these easements is currently under review with the City's Engineering Division.

Street improvements for the cul-de-sac will consist of curb, gutter, sidewalk and asphalt. The connection of the new street with existing improvements along 4200 West and 3550 South will be coordinated with the City Engineering Division. The developer will be required to modify the existing improvements in order to install the new cul-de-sac, especially to the east where an existing drive approach is located on the Garff property. A small portion of the Pine Valley Apartment corner will also need to be dedicated for the curb radius.

Staff did receive a couple of calls regarding this application. The calls were not specific to this application, but regarding the apartment project. Staff explained that the conditional use for the apartments was previously granted and that this application was simply a condition of that approval.

STAFF ALTERNATIVES:

1. Approval of the PVA II Subdivision subject to a resolution of staff and agency concerns.
2. Continuation to address issues raised during the public hearing.

Applicant:

Shane Evertsen
554 E Edindrew Cir.

Discussion: Steve Lehman presented the application. Shane Evertsen, the applicant, had nothing further to add. The Planning Commission had no further questions or concerns.

Motion: Commissioner Tupou moved for approval.

Commissioner Meaders seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Meaders	Yes
Commissioner Mills	Yes
Commissioner Tupou	Yes
Chairman Conder	Yes

Unanimous-S-6-2014- Approved

CONDITIONAL USE APPLICATIONS

C-10-2014

Best Financial (Greg Strong)

2250 S. Redwood Rd

C-2/M Zone (1.36 Acres)

The applicant, Greg Strong representing Best Financial, is requesting a conditional use permit for an auto and title loan business at 2250 South Redwood Road. The zoning for the area occupied by the building is C-2, General Commercial and the parking area on the east side of the site is zoned M, Manufacturing. A title loan business is a conditional use in the C-2 zone. The West Valley City General Plan anticipates Light Manufacturing for this area. The surrounding zone is M to the west and the remaining sides are C-2. The surrounding uses include office and warehousing to the west, strip retail to the south, Metro Business Park across Redwood Road to the east and Highway 201 is to the north.

This use will occupy one suite in an existing multi-tenant office complex. The business will provide auto loans as well as title loan services. Best Financial will not offer any pawn, check cashing or deferred deposit loan services. The applicant has noted in the attached letter that the business will be open during regular business hours Monday – Friday from 9:00 a.m. – 5:00 p.m. and will be closed on Saturdays and Sundays. There will be three (3) employees at this location. The business will use wall signs in compliance with the West Valley City sign ordinance and repair any damage that is left from removal of any existing signage. There will be no outside storage allowed as part of this business, including storage of vehicles that have been repossessed for any reason. Any repossessed vehicle will be towed by an outside repossession company and will not be brought to this site at any time.

Staff Alternatives:

Approval, subject to the resolution of any concerns raised at the public hearing, as well as the following conditions:

1. This use shall be for auto and title loan services only and shall not include check cashing, pawn or deferred deposit loans.
2. There is to be no outside storage of any kind permitted for this use.
3. A building permit application must be submitted for all signage, and the signage shall meet all regulations contained in Title 11 of the West Valley City Code. Any visible damage remaining from the removal of current signage on the building must be repaired.

Continuance, to allow for the resolutions of any issues raised at the public hearing.

Applicant:

Best Financial
2250 S Redwood Road

Discussion: Jody Knapp presented the application. The applicant had nothing further to add. The Planning Commission had no further questions or concerns.

Motion: Commissioner Meaders moved for approval subject to the 3 staff conditions.

Commissioner Tupou seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Meaders	Yes
Commissioner Mills	Yes
Commissioner Tupou	Yes
Chairman Conder	Yes

Unanimous-C-10-2014- Approved

C-11-2014

Victor's Tires Sports Center (Victor Galindo)

2537 S 3270 W

Use: Indoor Soccer Arena and Event Center

M zone (1.99 acres)

The applicant, Victor Galindo, is requesting conditional use approval for an indoor soccer arena and Event Center at 2537 S 3270 W. The zoning for this site is M, Manufacturing. The West Valley General Plan designates this area as Heavy Manufacturing. The surrounding uses are various industrial sites. There are no residential uses in the vicinity. The site originally served a moving and storage business for many years. In 2011, the eastern portion of the site was developed and landscaping was installed along the perimeter.

Victor's Tires has supported soccer programs for more than 12 years. They previously operated at another location in West Valley City. Mr. Galindo also intends to host social and special events in the late night hours and during weekends when games are not scheduled.

Building

The building is a total of 15,654 square feet. 2,134 square feet is lobby and office space and the remaining 13,520 square feet is warehouse which is now being converted into the indoor soccer arena and Event Center. The lobby area will be used as office space and for some storage. This area has restrooms that both the indoor soccer arena and Events Center will utilize. They will also be constructing additional bathrooms to accommodate the new uses. Emergency exits will be coordinated to meet building code. The applicant will be installing two additional emergency exits on the north side of the building for the change in building occupancy. There are four large overhead doors on the east side which will not be used. Two overhead doors on the south side were converted to double man doors to serve as the main entrances.

Parking & Site

The site has two entrances, one off 3200 W and one off 3270 W. The applicant would prefer to allow the access off 3200 W to be gated. West Valley Fire Department has requested that the gate be accessible to them. The parking requirement for sports venues is based on fixed seating of one stall per 4 seats. Mr. Galindo is proposing to install fixed bleachers that seat up to 136 persons. There will also be a row of benches for players. The site has enough parking capacity to support the indoor soccer use.

If the entire building was to function as an event center over 300 parking stalls would be required. The site is unable to incorporate enough parking. Mr. Galindo is looking at the option of sharing parking space with adjacent business owners. Shared parking can only be considered if an agreement between businesses can be recorded, the spaces are within 400' of main entrances, and no major streets are crossed according to the West Valley Parking Ordinance.

The amount of parking stalls will dictate the amount of square footage that can be devoted to the Event Center. At the time of the study session, under the current site plan which includes 133 stalls, only 6,650 square feet of Event Center would be permitted. The applicant would have to section off the portion of the building that would not be used as event center space. They propose to install some sort of heavy vinyl material that could span the entire width of the building as a partition.

The applicant intends to remove portions of fencing and install new fencing along the west side of the site. Any dumpsters that are requested shall be shown on the final site plans and screened with a 6' tall masonry enclosure with operable doors.

Landscaping

Perimeter landscaping was installed as part of the 2011 development of the site. Mr. Galindo will maintain the existing landscaped areas. Additional landscaping will be installed within the parking area. As per ordinance, 15 square feet of landscaping per each stall will need to be installed. The double loaded aisles will be designed and landscaped per ordinance. This will include 5' X 36' landscape areas at each end of the double loaded aisles with 5' X 5' tree diamonds placed no more than 7 parking stalls apart.

Hours & Use

The recreational hours will be every weekday in the evening, all day Saturday, and morning/afternoon on Sunday. The Event Center will operate late hours and weekends. Social events will be scheduled at least one month in advance so that events do not overlap with soccer games.

The applicant will provide security for their events. The security company will have the capability of providing anywhere from 1 to 30 security personnel depending on need. They will also rely on the services West Valley Police Department if needed as well.

The Events Center will be rented out to outside groups. Since the building does not have a kitchen or serving area, those groups will rely on catering services for event food, drinks, and alcohol. The applicant does have plans in the future of installing a kitchen that will meet Health Department and city standards. All alcohol licensing will be approved through the Department of Alcohol Beverage Control. Victor's Tires Sports Center will not be approved to acquire their own single event permit to serve alcohol. They have indicated that in order to promote a safe environment for the kids, they will not be serving alcohol during soccer games.

Signage

The building currently has large banners on the east and south side of the building. These will need to be replaced by permanent wall signage if wall signage is desired. The site will be allowed one temporary banner sign as per the West Valley Sign ordinance.

Staff Alternatives:

Approval, subject to the resolution of any concerns raised at the public hearing as well as the following conditions:

1. The approved uses for this site include: Indoor Soccer Arena, Events Center (subject to conditions).
2. The area of the building devoted to the Events Center shall meet the requirements of the West Valley City Parking Ordinance based on the number of parking stalls in the approved site plan. The portions of the building that are not included shall be divided by a partition as determined by the Planning Commission. These portions not included shall not be used for special events.
3. Any shared parking shall meet the requirements found in section 7-9-106 of the West Valley City Parking Ordinance.
4. Any new fencing installed shall meet city standards.
5. All existing landscaping areas shall be maintained.
6. Additional landscaping will be installed in the parking areas as per section 7-9-113 of the West Valley City Parking Ordinance.
7. Special events and soccer games shall be coordinated and scheduled so as not to overlap.
8. Adequate security shall be provided for events.
9. Receptions and special events will meet the alcohol licensing requirements of the Department of Alcoholic Beverage Control.
10. Victor's Tires Sports Center will not be given approval to provide alcohol at their own events.
11. If a dumpster is located on site it must be screened with a 6' tall masonry enclosure with operable doors. The dumpster shall not impede the flow of traffic.
12. All signage shall comply with the West Valley City Sign Ordinance, including all temporary signs.
13. All requirements of affected agencies shall be met including but not limited to the Salt Lake Health Department, West Valley City Fire and West Valley City Public Works.
14. The use is subject to review upon valid complaint.

Continuance, to allow the applicant additional time to address the concerns raised at the public hearing; included but not limited to the issue of shared parking for the Event Center use.

Applicant:

Victor Galindo
1368 W Lancelot Dr

Discussion: Kevin Despain presented the application. Terri Mills asked if sinks are required for people who are serving catered food. Brandon Hill stated that there will be functional sinks required in the bathrooms. Clover Meaders asked how detailed the Planning Commission should be about specifying the type of partition. Brandon stated that the applicant hasn't given specific numbers for parking and this can limit the Planning Commission's ability to address the partition since they don't know where exactly it will be placed.

Victor Galindo, the applicant, stated that there is a line indicated on the plan where the partition will go with parking standards that are available now. He stated the partition will fold into the wall. Mr. Galindo indicated they would like to use the entire building for an event center and is working to acquire shared access agreements with neighboring businesses to meet parking requirements. He stated that he has gotten verbal agreement from one neighbor but will have this signed in writing soon. Phil Conder stated that there are building issues that need to be addressed including exit doors and the addition of bathrooms. Mr. Galindo replied that it is important for him to have the soccer portion approved so he can move ahead with this. Brandon stated that the applicant can request that the Planning Commission consider only the soccer arena portion of the application at this time and withdraw the event center part of the application. Phil stated that if the Planning Commission grants approval of the soccer arena the applicant must still comply with building codes prior to operating the business. Steve Pastorik agreed and added that once the necessary improvements are met the applicant can move forward with the business if the Planning Commission gives approval today. Mr. Galindo stated that he would like to keep both the soccer arena and event center approvals together since they both will require improvements to the building (including bathrooms, exits, etc.). Commissioner Mills stated that she would like to see a pamphlet or photo of the proposed partition. She asked if there will be lighting on the property to ensure safety of patrons. Mr. Galindo replied that lights will be added on the property to meet City requirements. Commissioner Mills asked how the entry's will be finished. Mr. Galindo replied that they will match the building. Commissioner Mills asked when events will be scheduled. Mr. Galindo replied that events must be booked at least a month in advance to ensure that there is no overlap with soccer games. He stated that they will be held at night mostly on the weekends and shouldn't run later than 1am.

Motion: Commissioner Mills moved for continuance .

Commissioner Tupou seconded the motion.

Roll call vote:

Commissioner Fuller	Yes
Commissioner Meaders	Yes
Commissioner Mills	Yes
Commissioner Tupou	Yes
Chairman Conder	Yes

Unanimous-C-11-2014- Approved

PLANNING COMMISSION BUSINESS

Approval of Minutes from March 26, 2014 (Regular Meeting) **Continued**

Approval of Minutes from April 2, 2014 (Study Session) **Approved**

There being no further business, the meeting adjourned at 4:42 p.m.

Respectfully submitted,

Nichole Camac, Administrative Assistant